



Incorporating



BEACON LEE & WARD
RESIDENTIAL LETTINGS

5 The Beeches, Windmill Hill, Cornwall PL15 9DL

Well appointed, ground floor flat in sought after town location. Available to rent on a 6 month renewable tenancy.

Central Launceston Location - Bude 19.5 miles - Plymouth 25 miles

• Open Plan Living • 2 Bedrooms (1 ensuite) • Patio Area • Communal Gardens • Available April • No Pets • 6 months plus • Deposit: £1009.00 • Council Tax band: C • Tenant Fees Apply

£875 Per Calendar Month

01566 771800 | rentals.launceston@stags.co.uk

ACCOMMODATION TO INCLUDE:

Entrance door leading into communal hallway with further door into:

ENTRANCE HALL

Radiator, telephone entry system, smoke alarm, wall lights, built in cupboard housing the gas fired boiler, and fuse box.

BEDROOM 2

Double room, mirror fronted wardrobes, window to the rear, built in wardrobe with hanging rail and shelf, radiator.

BEDROOM 1

Double room, built in cupboard with shelving, radiator, windows to the rear and side, wall lights, built in wardrobe with hanging rail and shelf, door to:

ENSUITE SHOWER ROOM

White WC and wash hand basin, large cubicle with mixer shower, tiled floor and part tiled walls, ladder style heated towel rail, light with shaver point.

BATHROOM

White suite comprising WC, wash hand basin and bath, large cubicle with mixer shower, tiled floor and part tiled walls, ladder style heated towel rail, light with shaver point, obscured window to the side.

OPEN PLAN KITCHEN/LIVING ROOM

Lounge/diner- 3 radiators, windows to the side and the front overlooking the garden, wall lights.

Kitchen- Range of wooden wall and base units with plate rack and glass fronted display cupboard and solid wooden work surfaces. Tiled floor, double doors and windows to the front garden area, integrated electric double oven with gas hob and extractor hood above. 1.5 bowl stainless steel sink unit, tiled splash backs, integrated washer dryer, under counter fridge and freezer.

OUTSIDE

To the rear of the building is one allocated parking space. To the front is a small patio area which belongs with the flat. Tenants would also have use of the communal garden areas.

SERVICES

Mains water, drainage, electricity & gas.

Council tax band: C (C.C).

Rent inclusive of garden maintenance, external window cleaning and communal hall cleaning.

Ofcom predicted broadband services - Standard: Download 20 Mbps, Upload 1Mbps.

Ofcom predicted mobile coverage for voice and data: Internal - EE, O2, Three & Vodafone- Likely. External - EE, Three, O2 & Vodafone- Likely.

SITUATION

The property is located in the sought after residential area of Windmill Hill, less than half a mile from the town centre with its numerous shops, sporting and social clubs, fully equipped leisure centre and two 18-hole golf courses. There are doctors, dentists and veterinary surgeries, 24-hour supermarket and education facilities available up to A-level standard. There is access to the A30 trunk road, which links the Cathedral cities of Truro and Exeter. At Exeter there is

access to the M5 network, main line railway station serving London Paddington and an international airport.

To the south is the city of Plymouth with its extensive shopping facilities, department stores, deep water marina and regular cross channel ferry port serving northern France and Spain. To the north is the coastal resort of Bude with its extensive sandy beaches and cliff walks.

DIRECTIONS

From the Launceston Office turn left out of the car park on to Western Road. Proceed along and take the right hand turn towards the town centre. Continue through the town centre along the one way system. After passing under Southgate Arch, turn right along Madford Lane. At the end of the lane bear left and head up Windmill Hill in front of you. Continue to the top of the hill and follow the road around where the development can be easily found on the left hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available April. RENT: £875.00 pcm exclusive of all other charges. No Pets.

DEPOSIT: £1009.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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